

MEADOWBANK COTTAGE
HIGH STREET, NEW GALLOWAY





MEADOWBANK COTTAGE, HIGH STREET, NEW GALLOWAY

Striking characterful cottage with modern interior in appealing village location.

Castle Douglas 14 miles ■ Dumfries 25 miles ■ Ayr 36 miles

Offers Over £170,000

- Two bedroom cottage
- Open plan Kitchen/Dining/Living area
- Peaceful village location
- Kerb appeal.
- Category C Listed with Historic Scotland

Galbraith

Castle Douglas
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SITUATION

Meadowbank Cottage is situated on the edge of Scotland's smallest Royal Burgh New Galloway. New Galloway has two hotels, the popular Smithy Tearoom, community shop, Glenkens medical practice, as well as a popular 9 Hole Golf course. The village also boasts the Catstrand visitor centre with café, exhibition space, shop and 90 seater theatre where events run all year round. Kells Primary School is situated in New Galloway and buses provided to Secondary school in St Johns Town of Dalry or Castle Douglas.

The nearby market town of Castle Douglas has a good range of shops, supermarkets, and other services, and is designated Dumfries and Galloway Food Town. The regional capital of Dumfries, about 25 miles distant, offers a wider range of shops, retail outlets and services including the Dumfries and Galloway Royal Infirmary and the Crichton Campus providing further education courses.

Communications to the area are very good, with a daily bus service from New Galloway and railway stations in both Dumfries and Lockerbie. The M74 motorway is about 50 miles distant allowing easy access north and south. Regular flights to parts of the UK and Ireland as well as continental Europe depart from Prestwick Airport, which is 41 miles to the north. Both Glasgow and Edinburgh with their international airports are 77 and 105 miles respectively. A daily ferry service to Northern Ireland operates with Stenna Link from Cairnryan 46 miles to the west, close to Stranraer.

DESCRIPTION

A charming two bedroom cottage set in a peaceful village location, offering character and contemporary open plan living. The heart of the home is a bright and spacious open plan living kitchen, thoughtfully designed for modern lifestyles. A striking curved wall creates a unique architectural feature adding great character to the main living space. Numerous windows of sash and case style offer plenty natural light whilst maintaining the character feel of the cottage. The kitchen is well appointed with ample storage space, sink with drainage board, fridge, freezer and washing machine. An island provides both hob and oven under together with a breakfast bar area to dine & relax. The open plan living is complimented further by a wood burning stove, creating a warm and inviting atmosphere perfect for both relaxing and entertaining. There are two comfortable bedrooms, one of which has a storage cupboard within. The bathroom is tastefully finished in a modern style with bath and shower over. Externally the property offers a small courtyard garden to the rear with off road parking space. Meadowbank Cottage offers a rare combination of character features and open plan living in a sought after village location.

ACCOMMODATION

Ground Floor: Open Plan Kitchen / Living Room / Dining area. Bedroom. Bathroom. Bedroom.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil Central Heating	Band B	D 57	FTTP	YES

*Fibre To The Premises

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Right of access over Meadowbank House Driveway to access to the rear of Meadowbank Lodge

POST CODE

DG7 3RL

DIRECTIONS

From Castle Douglas head North on the A713, signposted Ayr. After about 14 miles follow signs for New Galloway. Turning left and crossing the River Ken at the Ken Bridge Hotel. Continue into the village and continue up High Street, passing the Town Hall on your left. Continue up the High Street, the entrance to Meadowbank House is on your left following a row of cottages and before the cottage. As you turn in, the entrance to the Cottage, with its noticeable curved end wall is immediately on your right.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: FITTER.SPRINTING.LAMP

SOLICITORS

TBC

LOCAL AUTHORITY

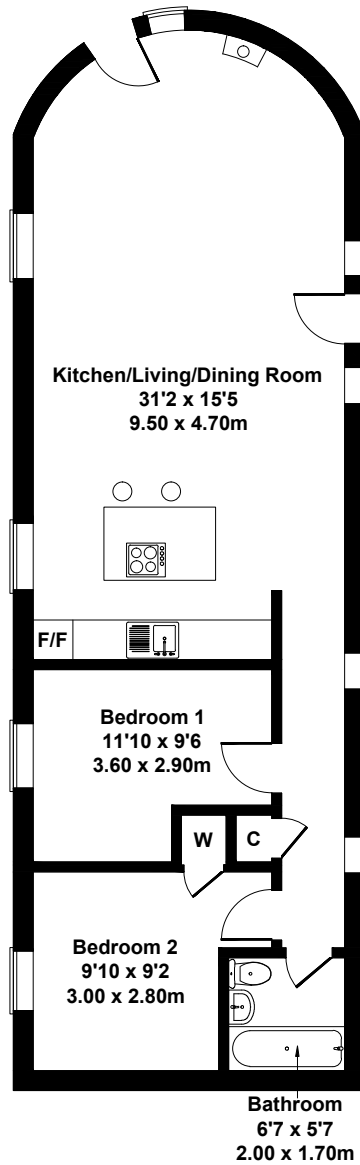
Dumfries & Galloway Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

Meadowbank Cottage

Approximate Gross Internal Area
775 sq ft - 72 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

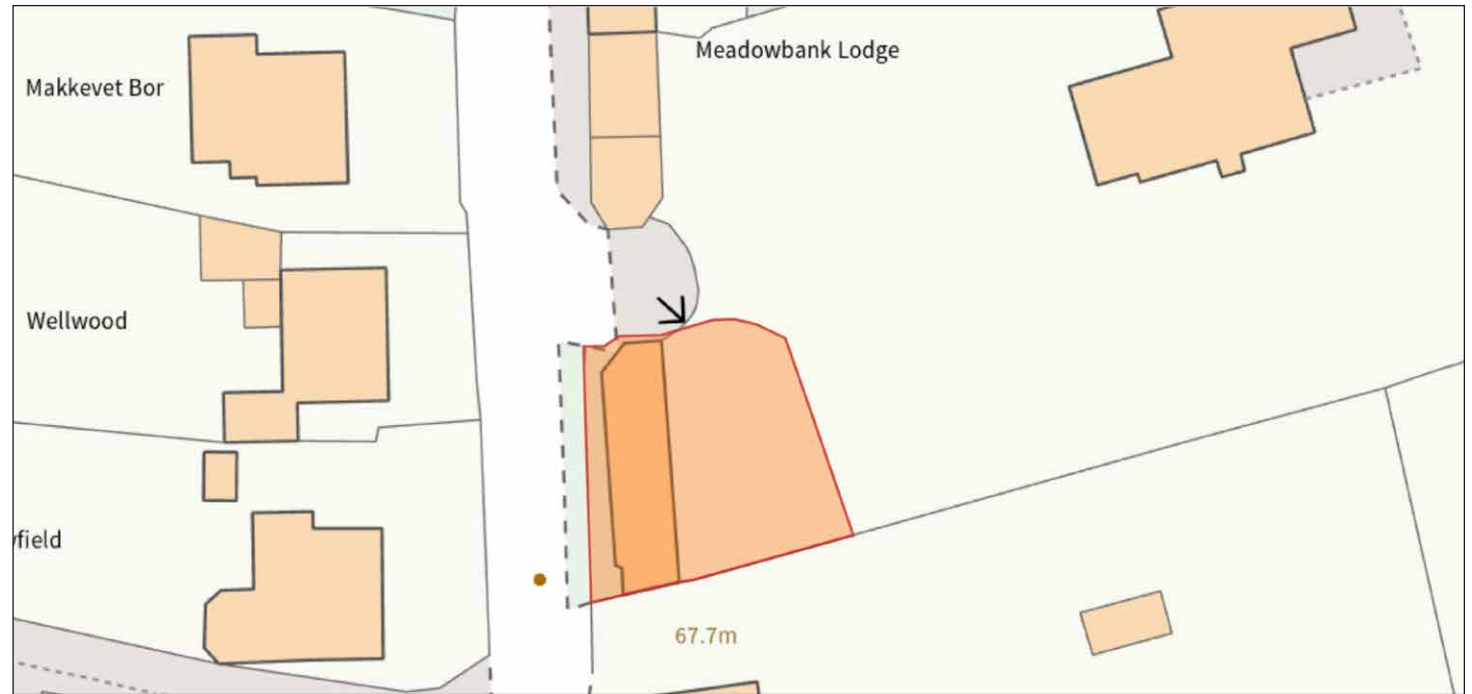
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January/February 2026







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